



**DATE:** June 5, 2023

**Agenda Item #** 10.10

**MEMO TO:** Paras Parekh, Chair  
Planning Committee

Gina Roberts, Chair  
Finance Committee

**FROM:** John E. Nelson  
Director of Operations and Infrastructure

**RECOMMENDATION:** Recommend approval of a Resolution awarding eleven contracts for the Construction of the new Net-Zero Grounds Maintenance Facility at Lakewood Forest Preserve to:

- a. Premium Concrete, Inc. for Trade Package 1–Building Concrete, in the contract price of \$257,900.00;
- b. MPZ Masonry & Construction, Inc. for Trade Package 2–Masonry, in the contract price of \$87,800.00;
- c. Hargrave Builders, Inc. for Trade Package 3–Carpentry, in the contract price of \$1,422,649.00;
- d. Metalmaster Roofmaster, Inc. for Trade Package 4–Roofing, in the contract price of \$243,976.00;
- e. K&J Painting LLC for Trade Package 7–Painting, in the contract price of \$42,680.00;
- f. Automatic Fire Systems Inc. for Trade Package 8–Fire Protection, in the contract price of \$73,825.00;
- g. Charles F. Bruckner & Son, Inc. for Trade Package 9–Plumbing, in the contract price of \$252,700.00;
- h. MG Mechanical Contracting, Inc. for Trade Package 10–Mechanical, in the contract price of \$594,000.00;
- i. Associated Electrical Contractors, LLC for Trade Package 11–Electrical, in the contract price of \$823,500.00;
- j. Abbey Paving Co., Inc., for Trade Package 12–Site Concrete/Paving & Asphalt, in the contract price of \$412,115.00;
- k. DK Contractors, Inc. for Trade Package 13–Grading, Excavation & Site Utilities, in the contract price of \$579,693.00.

**STRATEGIC DIRECTIONS SUPPORTED:** Leadership; Organizational Sustainability; Public Access and Connections

**FINANCIAL DATA:** The net zero grounds maintenance facility project was approved as part of the adopted Capital Improvement Plan (CIP). Currently in the FY2023 budget, \$3,339,427.98 is budgeted for the project, specifically \$2,339,427.98 in 25104000-803000-61011 and \$1,000,000.00 in 39104000-803000-61011. As presented to Committees separately regarding the overall Capital Improvement Plan and budget, additional funding in the amount of \$2,500,000.00 is being allocated to this project. The \$2.5 million will come from the following accounts in the following amounts:

35304100-803000-61011 (\$1,586,559.00), 20104100-803000-61011 (\$113,441.00), and 11104100-80300-61011 (\$800,000.00) and will be charged appropriately for the contracts.

The total value of the eleven contracts to be awarded is \$4,790,838.00.

**BACKGROUND:** As part of the Lakewood Master Plan, the District approved construction and operation of a new energy efficient building for the grounds maintenance staff that will serve the southwestern portion of the County and is consistent with the District's overall efforts to right-size infrastructure District-wide and reduce long-term operating costs. As such, staff has worked with Williams Architects and their subconsultants to develop plans for a new 7,982 square feet maintenance building expected to function as "net-zero" on an annual operating basis. Specific energy-efficient elements of the building include the building's orientation, improved daylighting, increased insulation, efficient electric-powered HVAC equipment, and a photovoltaic array to produce electricity.

The project was initially advertised for bids on April 14, 2023, and has been divided the into eleven separate trade construction packages (revised down from thirteen originally advertised during bidding). Forty-two bids were received and opened on May 4, 2023 for the eleven trade packages. Immediately following the bid opening, Efraim Carlson & Son, which was the low bidder for Trade Package 3 – Carpentry, informed District staff that they made a mathematical error in calculating their bid and has requested that the District allow them to withdraw their bid, which staff recommends allowing. Based on a complete and thorough review of the remaining bids by staff and Gilbane Building Company (the District's construction manager), District staff and Gilbane recommend that contracts for the eleven trade packages be awarded to the lowest responsive bidder for each trade package. A summary of the bids received for each Trade Package is listed on the Exhibit attached to the Resolution.

Work is anticipated to begin July 1, 2023 and to be completed by July 1, 2024.

Successful completion of this project will allow for the removal of three other buildings at Lakewood that have a District classification as "In Use – To Be Removed," and total approximately 11,460 square feet.

**REVIEW BY OTHERS:** Chief Operations Officer, Director of Finance, Corporate Counsel.



**LAKE COUNTY FOREST PRESERVE DISTRICT  
LAKE COUNTY, ILLINOIS**

**A RESOLUTION AWARDING CONTRACTS FOR CONSTRUCTION OF THE  
NET-ZERO MAINTENANCE FACILITY AT LAKEWOOD FOREST PRESERVE**

**WHEREAS**, the Lake County Forest Preserve District (the "District") has advertised in The Lake County News Sun for sealed bids for trade packages (the "Trade Packages") for the construction of the Net-Zero Maintenance Facility at Lakewood Forest Preserve (collectively, the "Work"); and

**WHEREAS**, all sealed bids were received and opened by the District at its General Offices, 1899 West Winchester Road, Libertyville, Illinois and such bids are summarized by Trade Package on the exhibit attached hereto (the "Exhibit"); and

**WHEREAS**, Efraim Carlson & Son, Inc. has requested that it be allowed to withdraw its bid for Trade Package #3 (Carpentry Work); and

**WHEREAS**, the District's staff, the Purchasing Manager, the Director of Operations and Infrastructure, the Planning Committee and the Finance Committee have reviewed the bids identified on the Exhibit and recommend that the Board of Commissioners, (i) find that each yellow highlighted bid listed on the Exhibit (collectively, the "Low Bids") is the lowest responsible bid for the corresponding Trade Package and (ii) award contracts for the Work to Premium Concrete, Inc., MPZ Masonry & Construction, Inc., Hargrave Builders, Inc., Metalmaster Roofmaster Inc., K&J Painting LLC, Automatic Fire Systems Inc., Charles F. Bruckner & Son, Inc., MG Mechanical Contracting, Inc., Associated Electrical Contractors, LLC, Abbey Paving Co., Inc., and DK Contractors, Inc. (collectively, the "Low Bidders") for the Trade Package for which such Low Bidder submitted a Low Bid (the "Contracts"); and

**WHEREAS**, the Board of Commissioners hereby finds that each Low Bid is the lowest responsible bid for the corresponding Trade Package listed on the Exhibit;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Lake County Forest Preserve District, Lake County, Illinois, **THAT**:

**Section 1: Recitals.** The recitals set forth above are incorporated as a part of this Resolution by this reference.

**Section 2: Acceptance of Bids and Award of Contracts.** Efraim Carlson & Son, Inc. is hereby allowed to withdraw its bid. The Low Bids in the amounts listed on the Exhibit (the "Contract Prices") are hereby accepted and Contracts for the Work are hereby awarded to the Low Bidders.

**Section 3: Execution of Contracts.** The Executive Director of the District is hereby authorized and directed to execute the Contracts for the Work in the amounts of the Contract Prices.

**Section 4: Payments.** The Treasurer shall make payments under the Contracts only pursuant to and in accordance with the Contracts' terms.

**Section 5: Effective Date.** This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2023

AYES:

NAYS:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2023

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Angelo D. Kyle, President  
Lake County Forest Preserve District

ATTEST:

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Julie Gragnani, Secretary  
Lake County Forest Preserve District

Exhibit No. \_\_\_\_\_

BID 23014 NET-ZERO MAINTENANCE FACILITY, LAKEWOOD FOREST PRESERVE

Low bid  
Withdrawal request

OPENED: MAY 4, 2023 @ 1:00 P.M.

13 TRADE PACKAGES – BID TALLY

		#1	#2	#3	#4	#5	#6
	Vendor Name	ABBEY PAVING	BOLLER CONSTRUCTION	STUCKEY CONSTRUCTION	MANUSOS GENERAL CONTRACTING	SCHAEFGES BROS	PREMIUM CONCRETE
# 1	Building Concrete Work	\$ 298,760.00	\$ 332,100.00	\$ 304,900.00	\$ 357,000.00	\$ 419,800.00	\$ 257,900.00
	Vendor Name	A-ONE GROUP LTD	RASCO MASONRY	JIMMYZ MASONRY	MPZ MASONRY		
# 2	Masonry Work	\$ 257,400.00	\$ 90,000.00	\$ 101,000.00	\$ 87,800.00		
	Vendor Name	MANUSOS	STUCKEY CONSTRUCTION	BOLLER CONSTRUCTION	HARGRAVE BUILDERS	EFRAIM CARLSON	
# 3	Carpentry Work	\$ 1,735,585.00	\$ 1,803,000.00	\$ 1,946,800.00	\$ 1,422,649.00	\$ 1,188,500.00	
	Vendor Name	BENNETT & BROSSEAU ROOFING	G.E. RIDDIFORD CO	METALMASTER ROOFMASTER	STERLING COMMERCIAL		
# 4	Roofing Work	\$ 322,948.00	\$ 287,500.00	\$ 243,976.00	\$ 299,945.00		
	Vendor Name						
# 5	Hard Flooring Work						
	Vendor Name						
# 6	Soft Flooring Work						
	Vendor Name	ASCHER BROS PAINTING	COSGROVE CONSTRUCTION	K&J PAINTING	NEDROW PAINTING		
# 7	Painting Work	\$ 117,500.00	\$ 52,000.00	\$ 42,680.00	\$ 64,000.00		
	Vendor Name	ABSOLUTE FIRE PROTECTION INC	AUTOMATIC FIRE SYSTEMS	NELSON FIRE PROTECTION	VALLEY FIRE PROTECTION SYSTEMS		
# 8	Fire Protection Work	\$ 84,000.00	\$ 73,825.00	\$ 89,400.00	\$ 119,000.00		
	Vendor Name	CHAS F. BRUCKNER & SON, INC	CW BURNS CO, INC.	DEFRANCO PLUMBING	ERNIE PETERSON PLUMBING	SHERMAN MECHANICAL	
# 9	Plumbing Work	\$ 252,700.00	\$ 296,500.00	\$ 288,192.00	\$ 284,000.00	\$ 297,000.00	
	Vendor Name	AMBER MECHANICAL	FLO-TECH MECHANICAL SYTEMS	MG MECHANICAL CONTRACTING			
# 10	Mechanical Work	\$ 668,800.00	\$ 734,000.00	\$ 594,000.00			
	Vendor Name	ASSOCIATED ELECTRICAL	CAREY ELECTRIC CONTRACTING	PIEPER ELECTRIC			
# 11	Electrical Work	\$ 823,500.00	\$ 1,075,440.00	\$ 895,600.00			
	Vendor Name	ABBEY PAVING	CHICAGOLAND PAVING	SCHROEDER ASPHALT SERVICES, INC.			
# 12	Site Concrete/Paving & Asphalt Work	\$ 412,115.00	\$ 455,000.00	\$ 449,000.00			
	Vendor Name	DK CONTRACTORS, INC.					
# 13	Grading, Excavation & Site Utilities Work	\$ 579,693.00					